

290/75

BOOK 290 PAGE 75

2 PARCELS  
6.30 ACRES

SHEET 1 OF 2 SHEETS

FILED  
AT REQUEST OF OWNER  
OCT 25 1999  
21 MIN 30 PM  
PAST

# PARCEL MAP NO. 24881

99-2006359

IN THE CITY OF WEST COVINA,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

99-2006359

IN BOOK 290  
AT PAGE 75-76  
OF PARCEL MAPS  
LOS ANGELES COUNTY, CA.

Registrar-Recorder/County Clerk  
BY *[Signature]*

FEE \$ 11  
2006359

BEING A SUBDIVISION OF A PORTION OF LOT 7, TRACT NO. 10330, PER MAP RECORDED IN BOOK 161, PAGES 22 TO 31 INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY, AND PORTIONS OF HOLT AVENUE AND OREGON AVENUE AS VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, RECORDED IN BOOK 11727 PAGE 4 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

## OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP. AND ALSO DEDICATE TO THE CITY OF WEST COVINA THE EASEMENT FOR EQUESTRIAN TRAIL PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

WEST COVINA ROYALE, L.P., A CALIFORNIA LIMITED PARTNERSHIP, FORMERLY KNOWN AS THE VILLAGE AT EAST HILLS, A CALIFORNIA LIMITED PARTNERSHIP (OWNER)  
BY: BRESLOW DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION (GENERAL PARTNER)

*[Signature]*  
SIGNATURE  
WARREN L. BRESLOW, PRESIDENT

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ 11,300.00 HAS BEEN FILED WITH THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. /PARCEL MAP NO. 24881 AS REQUIRED BY LAW.

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS

ON July 27, 1999 BEFORE ME, Peggy L. Amenta  
PERSONALLY APPEARED, WARREN L. Breslow

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

SIGNATURE Peggy L. Amenta  
NAME OF NOTARY Peggy L. Amenta  
COUNTY IN WHICH COMMISSIONED Los Angeles  
DATE COMMISSION EXPIRES Nov. 28, 2002

EXECUTIVE OFFICER-CLERK OF THE BOARD  
OF SUPERVISORS OF THE COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA  
BY *[Signature]*  
DEPUTY  
10-25-99



## SIGNATURE OMISSIONS:

THE SIGNATURE OF THE BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, EASEMENT HOLDER FOR PIPE LINES, POLE LINES AND CONDUITS AS RECORDED IN BOOK 15180 PAGE 333 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) 3 A (i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF ANY INTERESTED PARTY IN THE NATURAL WATER COURSE SHOWN AND REFLECTED ON MAP OF TRACT NO. 10330 RECORDED IN BOOK 161 PAGES 22 TO 31 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) 3, B OF THE SUBDIVISION MAP ACT, SINCE BY REASON OF CHANGED CONDITION, LONG DISUSE, OR LACHES, SAID INTEREST APPEARS TO BE NO LONGER OF PRACTICAL USE OR VALUE AND SAID SIGNATURE IS IMPOSSIBLE OR IMPRACTICAL TO OBTAIN.



I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE BOARD  
OF SUPERVISORS OF THE COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA  
BY *[Signature]*  
DEPUTY  
10/25/99

## ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WEST COVINA ROYALE, L.P., ON APRIL 1, 1998. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*[Signature]*  
CHRISTOPHER C. CHAN - R.C.E. 30282  
LICENSE EXPIRES: 3/31/00



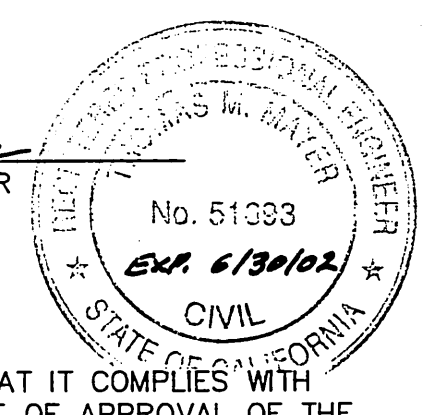
## BASIS OF BEARINGS:

THE BEARING S 75° 26' 40" E OF THE CENTERLINE OF HOLT AVENUE AS SHOWN ON MAP NO. CSB-430, AS FILED IN THE OFFICE OF THE COUNTY SURVEYOR, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

## CITY ENGINEERS CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF WEST COVINA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS.

DATE: 10/20/99 BY: Thomas M. Wagner  
CITY ENGINEER  
RCE NO. 51693 EXP. 6/30/02



## COUNTY ENGINEERS CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE CITY ENGINEER.

DATE: 10-25-99 BY: Ronald D. Ondrozek  
DEPUTY COUNTY ENGINEER  
RCE NO. 18765 EXP. 6-30-01



## SPECIAL ASSESSMENT CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF WEST COVINA, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

*[Signature]* Marian Smithson  
CITY TREASURER OF THE CITY OF WEST COVINA  
DATE 10-20-99

## CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF WEST COVINA AT A MEETING HELD ON October 19th, 1999, APPROVED THE ATTACHED MAP AND ACCEPTED ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS DEDICATED ON SAID MAP. AND ALSO ACCEPTED THE EASEMENT FOR EQUESTRIAN TRAIL PURPOSES SO DESIGNATED ON SAID MAP.

*[Signature]* Lita Buchanan, Deputy  
CITY CLERK OF THE CITY OF WEST COVINA  
DATE 10/20/99

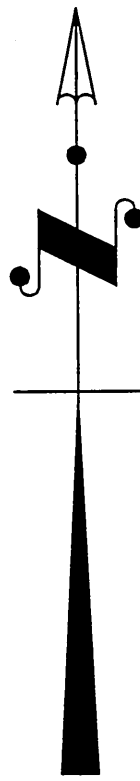
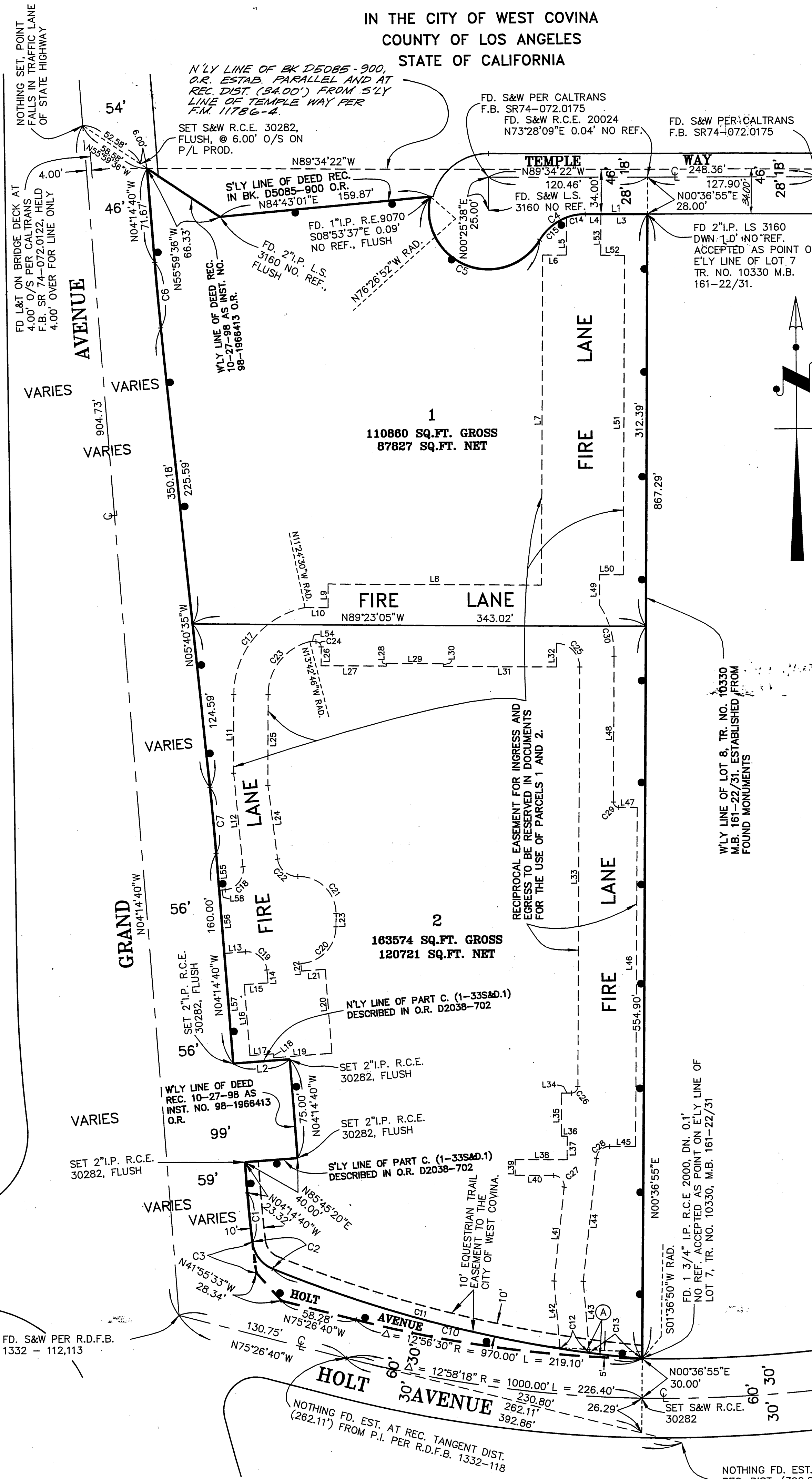
129-317 (8277-1)

SCALE: 1" = 50'

SHEET 2 OF 2 SHEETS

# PARCEL MAP NO. 24881

IN THE CITY OF WEST COVINA  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA



## LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- (A) INDICATES A UTILITY EASEMENT OF BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, PER DEED REC. IN BK. 15180 PG. 333 O.R.

## CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	955.00'	37.44'	02°14'47"
C2	25.00'	26.73'	61°15'12"
C3	955.00'	23.57'	01°24'50"
C4	40.00'	41.62'	59°36'36"
C5	45.00'	127.81'	162°44'06"
C6	1990.00'	49.73'	01°25'55"
C7	2010.00'	50.23'	01°25'55"
C10	1000.00'	288.92'	16°33'13"
C11	1000.00'	228.10'	12°57'16"
C12	1000.00'	22.61'	01°17'45"
C13	1000.00'	40.20'	02°18'12"
C14	40.00'	14.48'	20°44'06"
C15	40.02'	27.15'	38°52'30"
C17	67.68'	92.24'	78°05'02"
C18	15.00'	24.91'	95°08'25"
C19	15.00'	23.58'	90°04'59"
C20	28.00'	42.43'	86°49'33"
C21	28.08'	44.97'	91°46'38"
C22	15.00'	22.02'	84°06'39"
C23	41.68'	55.13'	75°46'47"
C24	4.00'	6.28'	90°00'00"
C25	18.00'	27.92'	88°54'01"
C26	5.00'	7.85'	90°00'00"
C27	8.00'	13.37'	95°46'32"
C28	10.00'	14.70'	84°13'28"
C29	4.00'	6.28'	90°00'00"
C30	68.31'	40.97'	34°21'55"

## LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N89°34'22"W	47.05'
L2	S85°45'20"W	43.00'
L3	N89°34'28"W	35.21'
L4	S89°34'03"E	11.84'
L5	N00°36'55"E	28.59'
L6	N89°23'05"W	18.00'
L7	S00°36'55"W	250.00'
L8	N89°23'05"W	161.34'
L9	N00°36'55"E	18.00'
L10	N89°23'05"W	17.48'
L11	N00°30'27"E	59.66'
L12	N05°19'44"W	71.33'
L13	N85°45'00"E	16.22'
L14	S04°10'01"E	9.78'
L15	N85°49'59"E	18.00'
L16	N04°10'01"W	54.00'
L17	N85°49'59"E	18.00'
L18	S04°10'01"E	3.00'
L19	N85°49'59"E	44.00'
L20	N04°10'01"W	64.00'
L21	N85°49'59"E	18.00'
L22	S04°10'01"E	5.76'
L23	S00°36'55"W	10.00'
L24	N07°07'26"W	56.47'
L25	S00°30'27"W	68.69'
L26	N00°36'55"E	14.20'
L27	S89°23'05"E	49.50'
L28	S00°36'55"W	2.00'
L29	S89°23'05"E	43.00'
L30	S00°36'55"W	2.00'
L31	S89°23'05"E	85.49'
L32	S00°36'55"W	18.00'
L33	N00°36'55"E	318.05'
L34	S89°23'05"E	7.33'
L35	S00°36'55"W	32.43'
L36	S89°23'05"E	4.50'
L37	S00°36'55"W	17.90'
L38	S89°23'05"E	39.31'
L39	N00°36'55"E	12.00'
L40	N89°23'05"W	29.24'
L41	N06°23'27"E	71.56'
L42	S04°44'22"E	51.20'
L43	S04°44'22"E	54.29'
L44	S06°23'27"W	93.71'
L45	N89°23'05"W	19.65'
L46	S00°36'55"W	256.98'
L47	S89°23'05"E	14.00'
L48	S00°36'55"W	110.51'
L49	S00°36'55"W	23.00'
L50	S89°23'05"E	18.00'
L51	N00°36'55"E	241.98'
L52	S89°23'05"E	18.00'
L53	N00°36'55"E	31.27'
L54	N89°23'05"W	4.62'
L55	N13°21'05"W	28.48'
L56	N04°14'40"W	48.00'
L57	N04°14'40"W	83.88'
L58	S85°45'00"W	4.51'

NOTHING FD. EST. AT REC. ANGLE AND REC. DIST. (392.86') FROM GRAND AVE. PER R.D.F.B. 1332-112,113